



# Heritage Farms Rural Overlay

**INFORMATIONAL MEETING  
SEPTEMBER 21, 2022 4PM-5PM**

***MEETING WILL BEGIN AT 4:05PM***

# Agenda

1. Opening Remarks & Introductions
2. Overview of Recent Events
3. Comprehensive Plan & Zoning
4. Related Policies in the Comprehensive Plan
5. Steps & Timeline
6. Comments & Questions
7. Wrap-Up

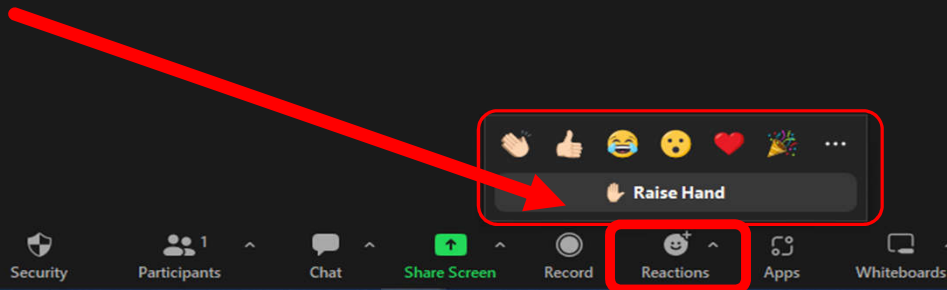
# Opening Remarks

1. Purpose of this meeting is to:
  - a. Relay information about the proposed Overlay
  - b. Provide opportunity for comments & questions
2. Meeting invitations sent to property owners
3. Meeting will conclude at 5 p.m.
4. Questions & answers at end of staff presentation
  - a. Time will be allotted to speak and ask questions
  - b. When the time comes, please click **'Raise hand'** icon to speak
  - c. A note for Phone participants
5. Staff Introductions

# Raise Hand

4

# Participant

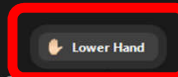


# Lower Hand

5



# Participant



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# Origins of the Proposed Overlay



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## Neighborhood Plan

- February 2022: Residents requested to meet with Staff, various information was provided about the Rural Tier, Neighborhood Plans, past efforts
- May 4, 2022: BCC initiated the Neighborhood Plan request
- May 24, 2022: Neighborhood Planning Guide sent
- July 13, 2022: Preliminary maps & data provided

## Overlay

- Initiated by the Board on August 25, 2022
- Directed Planning Staff to develop an Overlay for Heritage Farms



# Comprehensive Plan & Zoning

# Comprehensive Plan & Zoning

1. Comprehensive Plan & Future Land Use
  - a. Comprehensive Plan establishes Goals, Objectives, and Policies
  - b. Accompanied by a Map Series
  - c. Future Land Use Atlas identifies use & density/intensity for each parcel
2. Unified Land Development Code (ULDC) & Zoning
  - a. ULDC establishes specific uses & property development regulations
  - b. Accompanied by Zoning map which identifies zoning for each parcel
3. Overlays in Comprehensive Plan & ULDC
  - a. Overlays establish objectives and policies for specific areas

# Comprehensive Plan Structure



## Goals

- ▶ Long-term end toward which effort is directed

## Objectives

- ▶ Specific & measurable end that is achievable, and marks progress toward a goal

## Policies

- ▶ Guide action on current and future decision making to achieve identified Goals & Objectives

# Related Policies in the Comprehensive Plan

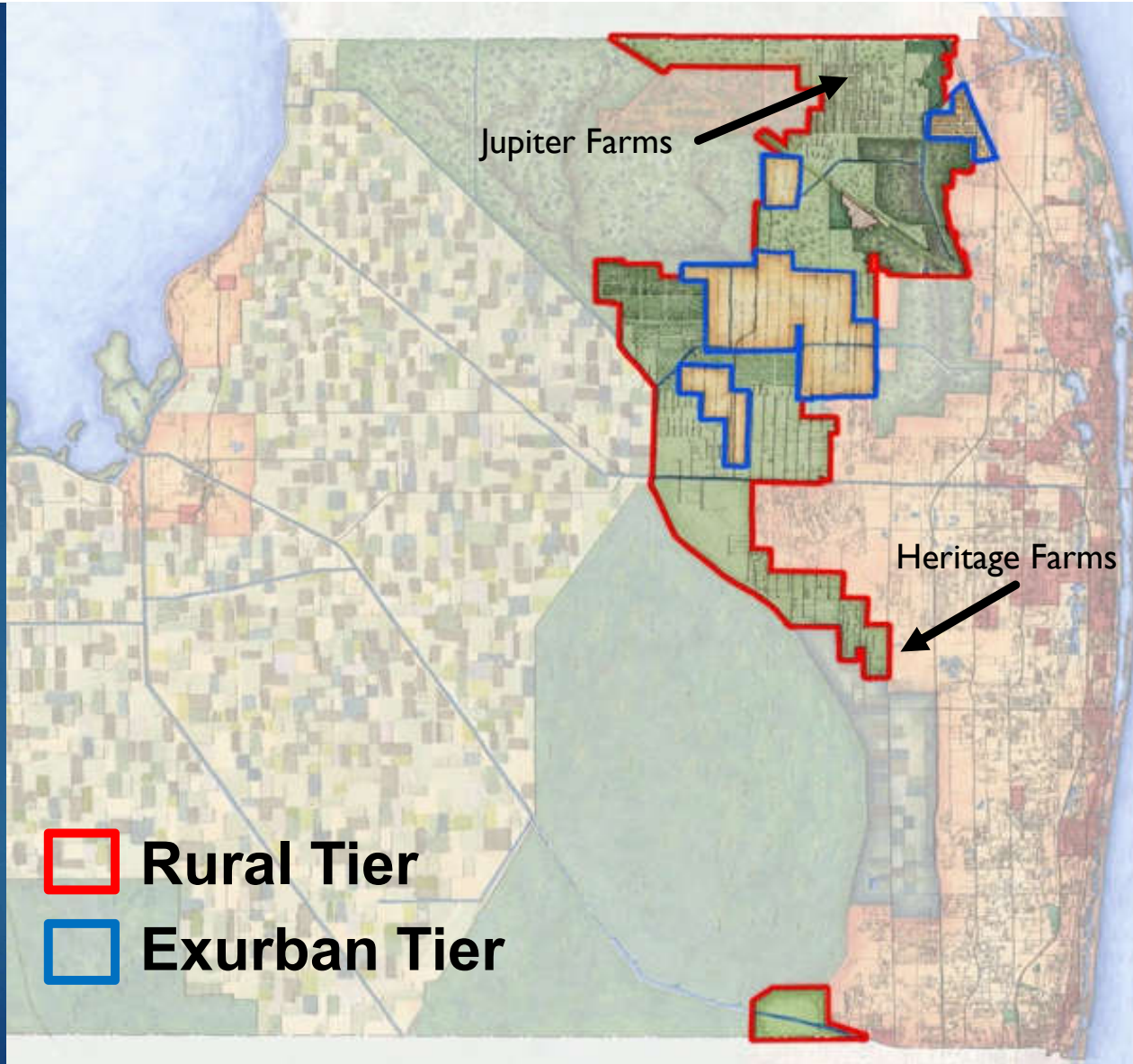
# Related Policies in the Comprehensive Plan

## Future Land Use Element, Objective 1.4 - Rural Tier

### Existing Rural Tier Policies:

- Recognize rural residential, equestrian, and agricultural uses in the Rural Tier
- Set minimum lot sizes
- Not a receiving area for Transfer of Development Rights (TDRs) to increase density
- Directs the ULDC to provide for rural zoning regulations, which shall at minimum:
  - Allow for residential and agricultural uses
  - Maintain specific regulations for nonresidential and nonagricultural development,
  - Promote rural character through design and location criteria





-  Rural Tier
-  Exurban Tier



# Proposed Heritage Farms Rural Overlay

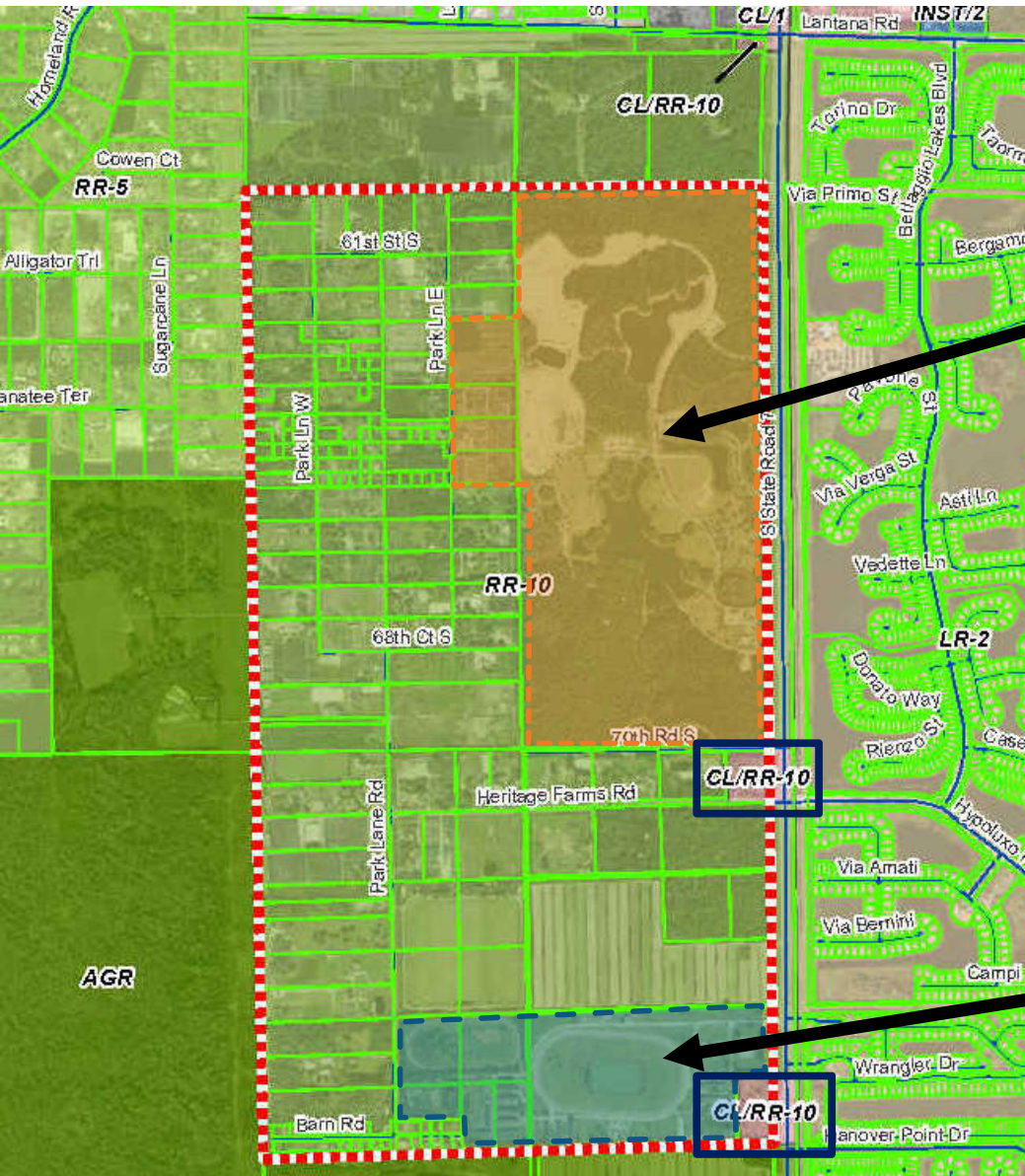
1. Where will it reside?
  - a. If Adopted, will be in the Palm Beach County Comprehensive Plan Objective and Policies, and depicted on the Special Planning Area Map
2. What can it do?
  - a. Establish policy guidance on future land use decision making within the Overlay boundaries
3. What are the proposed boundaries?
  - a. To begin, notices were mailed to properties within Unrecorded Plat
  - b. The Board of County Commissioners has full discretion to change boundaries as part of the public hearing process

# Heritage Farms Rural Overlay

## Mailing Boundary







South Florida  
National Cemetery

Trotting Center  
Future Land Use Application in Process  
LGA 2022-012

# Steps & Timeline

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1. Informational Meetings
  - Wednesday, September 21 at 4pm (today)
  - Wednesday, October 5 at 4pm
2. Planning Commission Hearing
  - Preceded by mail notice with dates of public hearings
3. Board of County Commissioners Transmittal Hearing
4. Board of County Commissioners Adoption Hearing (*if transmitted*)

# Comments & Questions



Next Info Meeting:  
Wednesday, October 5<sup>th</sup> at 4pm

END